

SHOP, OFFICE AND YARD IN ONE

±9,600 SF ON 2.75 FENCED ACRES



FOR SALE

\$999,999

PRICED TO SELL



FORMATION
REAL ESTATE

5778 FM 933

WHITNEY, TEXAS

PROPERTY SUMMARY & FEATURES



Features

- ±4,000 SF building: 2,000 SF two-story office, 1,000 SF insulated warehouse, 1,000 SF covered storage
- ±2,400 SF warehouse with 12–14' clear height and a grade-level door
- ±3,200 SF house/retail/office: 5 rooms, kitchen, 3 restrooms, 2 utility rooms, central heat and air
- ±1,800 SF carport
- 2.75 acres, fenced and gated, with a graveled yard
- FM 933 frontage with a gated entry
- Zoned commercial, security system in place

\$999,999

Three metal buildings and a carport on 2.75 fenced acres, gated and graveled, with frontage on FM 933.

The main building runs 4,000 SF: 2,000 SF of finished two-story office with three private offices, a restroom and a break room, 1,000 SF of insulated warehouse at 14 to 16 foot clear with a 10'x10' grade level door, and 1,000 SF of covered storage.

The second building is 2,400 SF of straight warehouse, no power and no plumbing. The third is 3,200 SF with five rooms, a kitchen, three restrooms and central heat and air. It has been lived in and would also work as a storefront or second office.

Whitney is in Hill County, five minutes from the lake and about an hour below Fort Worth.

±4,000 SF WAREHOUSE



- **2,000 SF 2-Story Office** including 3 Offices, 1 Restroom, and 1 Break Room
- **1,000 SF Insulated Warehouse** with (1) 10'x10' Grade Level Door and 14'-16' Clear Heights
- **1,000 SF Storage Shed** Covered & Enclosed



±2,400 SF WAREHOUSE



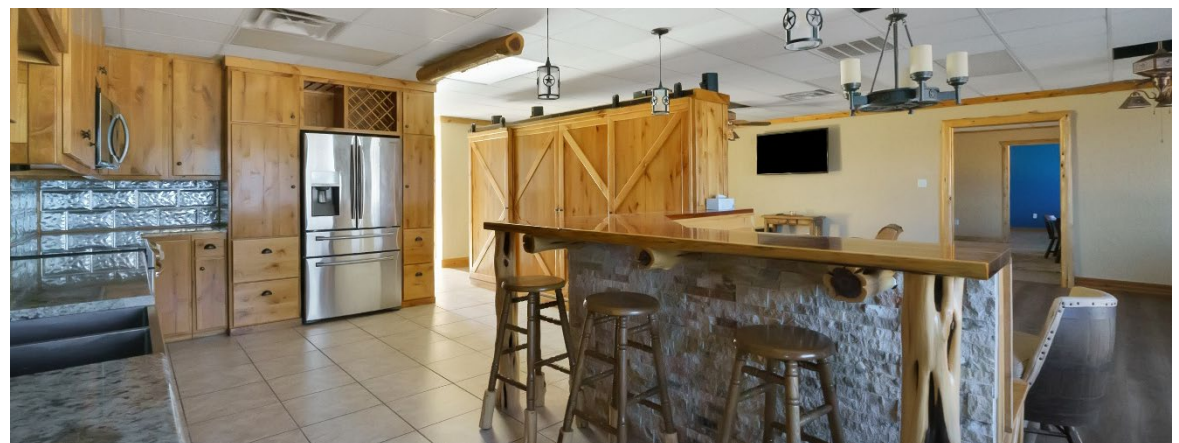
- **100% Warehouse**
- No Power, Restroom, or Office
- (1) 10'x10' Grade Level Door



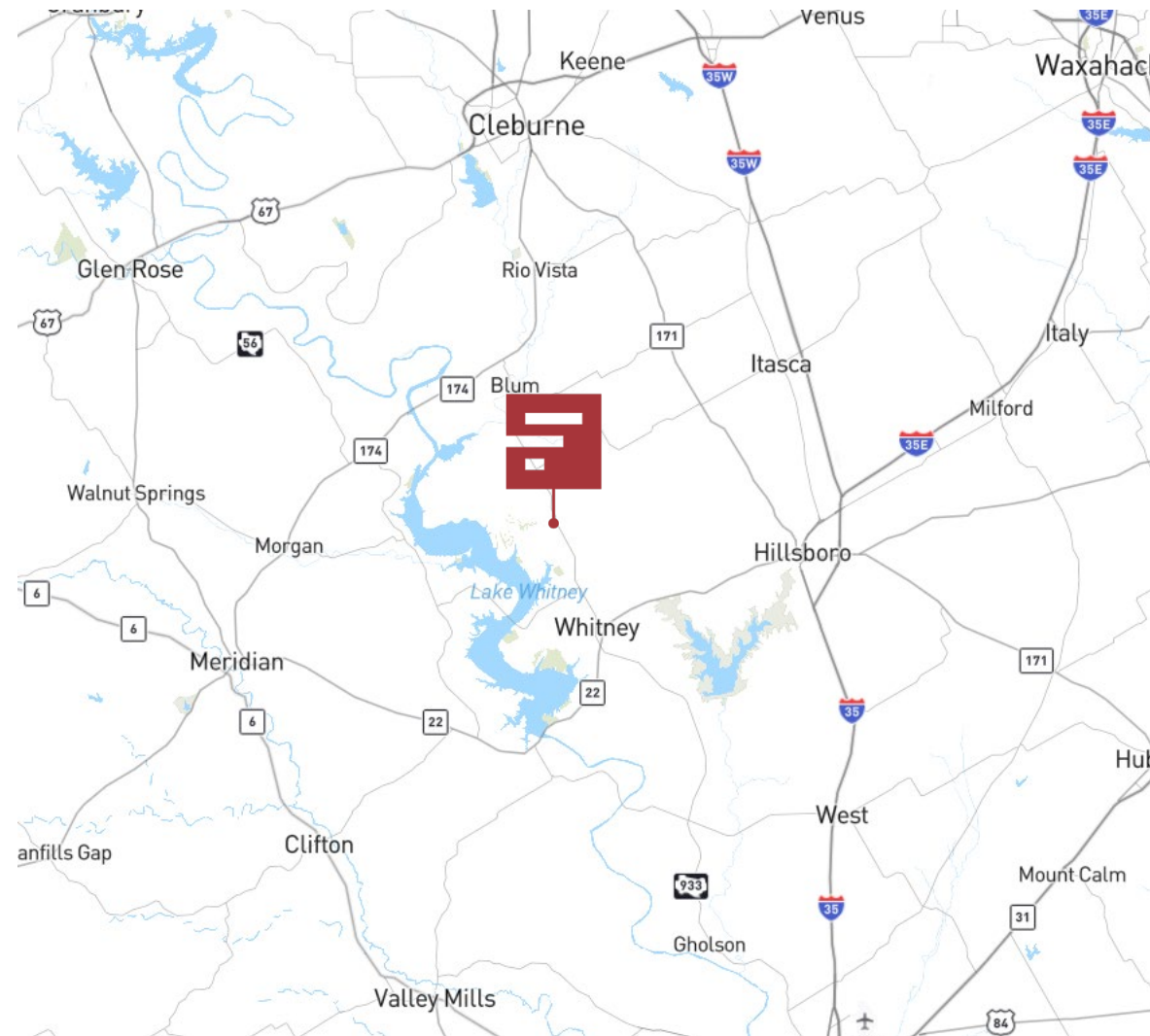
±3,200 SF HOUSE/RETAIL BUILDING



- **Residential or Office Space**
- 5 Rooms/Offices
- Kitchen
- 3 Restrooms
- 2 Utility Rooms
- Central Heat & Air



LOCATION & AERIALS



Whitney sits in southern Hill County on FM 933, five minutes from Lake Whitney and fifteen minutes west of I-35 at Hillsboro. Fort Worth is about an hour north. Land out here costs a fraction of what the same footprint runs closer to DFW.



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